



## City of Rochester

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400 Sixth Street  
Rochester, MI 48307  
P: (248) 733-3700  
F: (248) 733-3170  
[www.rochestermi.org](http://www.rochestermi.org)

### PLANNING COMMISSION REGULAR MEETING AGENDA

**Chair David Gassen**  
**Vice Chair & Council Member Christian Hauser**  
**Mayor Nancy Salvia**  
**Members: Daniel Bachmann, Jessica Clauser, Richard Kendziuk,**  
**Eric Lord, Laura Murphy & Matthew Stone**

**\*See Attached Document for Virtual Meeting Instructions\***

<b>400 Sixth Street</b>	<b>December 2, 2024</b>	<b>7:00 PM</b>
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1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes
  - A. Consideration of the Minutes of the Regular Meeting of November 4, 2024.
5. Public Hearings
6. Considerations:
  - A. Consideration of 203 E. University – Request for Special Exception for outdoor dining and Payment in Lieu of Parking requirements.
  - B. Consideration of 339 East Street – request for Site Plan approval for a 3-story mixed use development (retail on first floor and office uses on top two floors), at the former site of Moon River Soap Company. Request for Site Plan Approval and Payment in Lieu of Parking.
7. Miscellaneous
  - A. 2025 Planning Commission Meeting Schedule
8. Public Comment

## 9. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.



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### Procedure for Hybrid Public Meeting

The City has returned to in-person public meetings as of September 7, 2023, with limited online capabilities. The public bodies (our boards and commissions) are meeting in-person; however, some staff, consultants, and guests will still be able to participate remotely. While in-person audience seating is now available, with limited COVID-19 procedures in place, staff asks that anyone who feels sick not attend in-person.

If you choose to participate virtual, please follow the links and information below:

- Live stream audio and video content on two (2) separate streaming platforms available at the City's [YouTube](#) and at the City's website at [www.rochestermi.org/201/City-Webcasts](http://www.rochestermi.org/201/City-Webcasts). (Click the "Live" links to go there.)
- The City remains committed to accessibility; however, due to the limitations of technology, City staff encourages residents to send an email with your comments to [rsvp@rochestermi.org](mailto:rsvp@rochestermi.org) prior to the meeting, but not later than Noon on the day of the meeting, so that your comments can be read into the record. This will decrease the demand on our virtual meeting infrastructure. (After Noon on the day of the meeting, email comments to: [jpeckens@rochestermi.org](mailto:jpeckens@rochestermi.org))
- For those who prefer to use a telephone to participate, you will need to call (312) 626-6799 and enter meeting **ID: 823 4129 6575** When prompted, enter a participant number or just touch the # key. During the call, use \*9 to raise hand and you will be "called on" by the last 3-digits of your phone number. (For example, my last digits are 8029. Callers will be asked to speak by referencing the last 4-digits of their phone number.) Note: Phone participants will have their numbers masked, for privacy.
- To provide additional opportunity to participate, members of the public are welcome to join the meeting by copying and pasting the following link in their browser: **<https://us02web.zoom.us/j/82341296575>** (Downloading Zoom is required.)
- We appreciate your understanding as staff will do our best to assist everyone; but, **please be advised for virtual meetings there is a three (3) minute limit for public comments.**

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1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on November 4, 2024, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman  
Christian Hauser, Vice Chairman  
Stuart Bikson, Mayor  
Dan Bachmann, Commissioner  
Jessica Clauser, Commissioner  
Richard Kendziuk, Commissioner  
Laura Murphy, Commissioner  
Matt Stone, Commissioner

ABSENT: Eric Lord, Commissioner  
Jeff Kragt, City Attorney

quorum was present.

Also Present: Nik Banda, City Manager  
Vidya Krishnan, McKenna Planner (Zoom)  
Jeremy Peckens, Planning and Zoning Administrator  
Rose McKinney, Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman Gassen led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

There was no public online or in person that wished to be heard.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of October 7, 2024.

MOTION by Bikson supported by Murphy to approve the minutes of October 7, 2024.

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

5. PUBLIC HEARINGS

- A. 223 S. Main St – Request for payment in lieu of parking requirements for three (3) spaces.

City Manager Nik Banda gave the overview for this request and explained the difference of this request versus the previous owner/tenant winery. Nik is recommending approval for three spaces.

The petitioner was present.

Chairman Gassen opened the public hearing at 7:05 p.m.

There was no public online or in person that wished to speak.

Chairman Gassen Closed the public hearing at 7:05 p.m.

Motion by Hauser Supported by Member Stone

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

- B. Consideration of 630 Main St. (Paul's on Main) – Request for site plan approval for modifications to existing patio structure and the installation of a new pergola.

Vidya, McKenna planner gave an overview of the proposed request. The Awning will be metal bronze in color. The pergola will be operable above for entry and exit to allow protection from the elements. The brick/cement will be painted. It is recommended for site plan approval for a façade change with the following condition that there be a submission of signage for administration approval.

The applicant was present.

Chairman Gassen opened the public hearing at 7:10 p.m.

There was no public online or in person that wished to speak.

Chairman Gassen Closed the public hearing at 7:11 p.m.

Motion by Kendziuk Supported by Member Clauser

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

- C. 500 E. 2nd St. RARA – request for Site Plan approval for an addition of a covering for the main walkway.

Vidya, McKenna planner gave her overview of the project. A metal blue awning with a wood ceiling that will have recessed lights is proposed. Snow bars will be installed to prevent snow falling into the barrier free parking area. Flood lights are currently on the premises and need to be shielded and placed downward. It is recommended for approval with the exception of the lights to be shielded and placed downward.

The applicant was present.

Chairman Gassen opened the public hearing at 7:15 p.m.

There was no public online or in person that wished to speak.

Chairman Gassen Closed the public hearing at 7:15 p.m.

Motion by Bikson Supported by Member Stone

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Kendziuk, Murphy, Stone

Nays:

Absent: Lord

MOTION Carried.

#### 7. CONSIDERATIONS:

Consideration of 339 East Street – a 3- story mixed use development (retail on first floor and office uses on top two floors), at the former site of Moon River Soap Company. Request for Site Plan Approval and Payment in Lieu of Parking.

Vidya, Mckenna, has reviewed this consideration multiple times. The feedback was to adjust the color of the brick to make the building more uniform with the surrounding area. Additional information was requested by the commission regarding parking in lieu of spaces and if there was enough parking available. The applicant is grandfathered in for a certain number of parking spaces from previous use and thirty spaces are needed. It is recommended that the planning commission approve the request with the stipulations in the Mckenna letter dated August 26, 2024.

Jeremy Peckens, planning and zoning administrator, gave his overview of the parking study that was conducted. A GIS system is being worked on to provide better data in the future.

Brief discussion ensued with the parking study that was conducted and the averages of the numbers. Data was not conducted on weekends as offices are not open and staff were not available.

The applicant Palo Longo was present to answer any questions that the commission may have.

Discussion ensued regarding the thirty parking in lieu of spaces needed and if a precedence was being set for other future developments. This site is always going to need parking, will the parking in lieu hinder future development. The parking study can be extended but there is not a time frame on the GIS portion to acquire additional data. The parking study needs to include evening and weekend hours. Could a list of businesses be provided with other restaurants that have parking in lieu of.

Motion by Hauser Supported by Mayor Bikson to table for the city to provide the additional parking hours to include hours of operation as well as the weekends and a list of current parking in lieu of businesses. Also, for site plan to include the design changes.

Ayes: Gassen, Hauser, Bikson, Bachmann, Clauser, Murphy, Stone  
Nays: Kendziuk  
Absent: Lord

MOTION Carried.

Scott Beaton of 655 Bolinger, Rochester Hills presented a rendering he created and spoke about the project.

#### 8.MISCELLANEOUS

Zoning Board of Appeals Request for Re-consideration of Article 21 Sec.2102 (b) and Article 21 Sec.2116 (b) (2).

City Manager Nik Banda discussed for the commission to reconsider the ordinance on the side entry garages to face the front of the house along with rescinding the ordinance on grade requirements that coincide.

#### 9.PUBLIC COMMENT

There was no public online or in person that wished to speak.

#### 10.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 8:48 P.M.

Respectfully Submitted,  
Rose McKinney, Building and Planning Clerk



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**To:** Honorable Planning Commission Members

**From:** Jeremy Peckens, Planning and Zoning Administrator

**Date:** November 8, 2024

**RE:** Special Exception for outdoor Dining and Payment in Lieu of providing parking request of 2 additional spaces for 203 E. University

We are in receipt of a request from the new tenants of Rochester Train Depot, located at 203 E. University. The applicant is requesting 2 special exceptions for this property.

The first for seasonal outdoor dining to enhance the plaza adjacently located to 203 E University. This does not trigger the need for additional parking spaces based on section **Sec. 2403.C**. This section states that no additional parking is needed as long as outdoor dining areas on a "weather permitting basis" with seating for 30 or less patrons and does not offer the use awnings, roofs, or similar permanent or temporary structures.

The second is for payment in lieu of parking, based on the use change to from general retail to a restaurant without alcohol. This put them into a parking deficit of required parking by 2 spaces. They are now seeking a Special Exception for payment in lieu of providing for the 2 spaces.

In reviewing their new floor plan layout, we determined that 1484 sq. feet of space must be designated as a restaurant by our Zoning Ordinance Standards. The calculation for required parking for a restaurant without alcohol is 1 parking space per 150 gross sq. ft. of area or 10 spaces. This space is credited at a rate which is calculated at 1 space per 200 gross sq. feet of area (general retail) or 8 spaces. That leaves the applicant with a 2 parking spaces deficit. The cost per space is \$1,000 and they are seeking the special exception for 2 spaces.

Staff is in support of their request; we think the use of this space fits nicely into our downtown retail/service offerings.

We would suggest that you set a public hearing for their special exception request at your next available meeting.

Please feel free to call me if you have any questions.





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### **PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE**

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

#### **DEADLINES**

- **Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.**
- **On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.**
- **The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed.**

**Note:** The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

#### **REQUIREMENTS**

- **Provide all required documentation and appropriate fee(s) to the Permit Coordinator at [Jpeckens@rochestermi.org](mailto:Jpeckens@rochestermi.org)**
- **Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.**

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

**APPEARANCE IS REQUIRED:**

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

**SCHEDULE OF FEES:**

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
<b>ZONING BOARD OF APPEALS</b>	\$ 400
Administrative Processing Fee	\$ 100
Special Planning Commission Meeting	\$ 1500
<b>REZONING APPLICATION</b>	
Administrative Processing Fee	\$ 100
Rezoning Application, less than one acre	\$ 750
Rezoning Application, more than one acre	\$ 50 per additional acre
<b>SITE PLAN APPLICATION</b>	
Administrative Processing Fee	\$ 100
Site Plan Review, less than one acre	\$ 1,250 first review, \$ 500 each review, thereafter, subject to \$ 500 resubmittal fee.
Site Plan Review, more than one acre	\$ 1,250 for 1st acre + \$ 50 per each additional acre, each review, thereafter, subject to \$ 500 resubmittal fee.
<b>CONDOMINIUM PLAN APPLICATION</b>	
Administrative Processing Fee	\$ 100
Condo Project Application, less than one acre	\$ 1,000 first review. Each review, thereafter, subject to \$ 500 resubmittal fee.
Condo Project Application, more than one acre	\$ 1,000 first review + \$ 50 per each additional acre, each review, thereafter, subject to \$ 500 resubmittal fee.

OTHER	
Special Exception Hearing Application	\$ 500
Special Project Application within a Potential Intensity Change Area (PICA)	\$ 500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

**PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT**

**\*Return to Permit Coordinator with check & required documents listed on page 1\***

**Date Filed :** 10/8/2024 **Amount of Review Fee Paid :** \$ 600

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Grant Kosch

PROJECT COORDINATOR'S E-MAIL ADDRESS:

grantkosch@gmail.com\_\_\_\_\_

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:

248.550.5323\_\_\_\_\_

1. Name of proposed development:

Rochester Train Depot\_\_\_\_\_

2. Location of property: North\_\_\_\_\_ side of University\_\_\_\_\_ Road, between

Water\_\_\_\_\_ and  
Rochester\_\_\_\_\_ Roads.

3. Street address:

203 E University\_\_\_\_\_

4. The property is presently zoned as:

Commercial retail\_\_\_\_\_

5. The total site area is

.5\_\_\_\_\_ acres(s).

6. Portion of total site being developed:

100%\_\_\_\_\_

7. It is proposed the property will be developed as:

Commercial Restaurant\_\_\_\_\_

8. A Special Exception is being requested. \_\_\_\_\_ Yes  No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
		a. Date, including revision.
X		b. Plan scale of 1" equals 10', 1" = 40'
X		c. North arrow.

x		d. Inserted location sketch showing location of subject property in the mile section.
x		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
x		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24”.
x		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
x		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
x		i. Boundaries of subject property including distances and bearings.
x		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
x		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
x		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
x		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
x		n. Landscape plan including tree inventory. (Section 2800).
x		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
	x	p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

		<p>q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear.</p> <p>1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.</p>
x		<p>r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.</p>
	x	<p>s. Exterior lighting plan and design, with photometrics.</p>

10. Present

landowner:

Mark Smith

E-MAIL: Mark.Smith@frontierdistributing.com

Address:

201 E Drahner Rd, Oxford, MI 48371

•  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

11. Firm or individual requesting site plan approval:


Grant Kosch

E-MAIL: grantkosch@gmail.com

Address:

203 E University

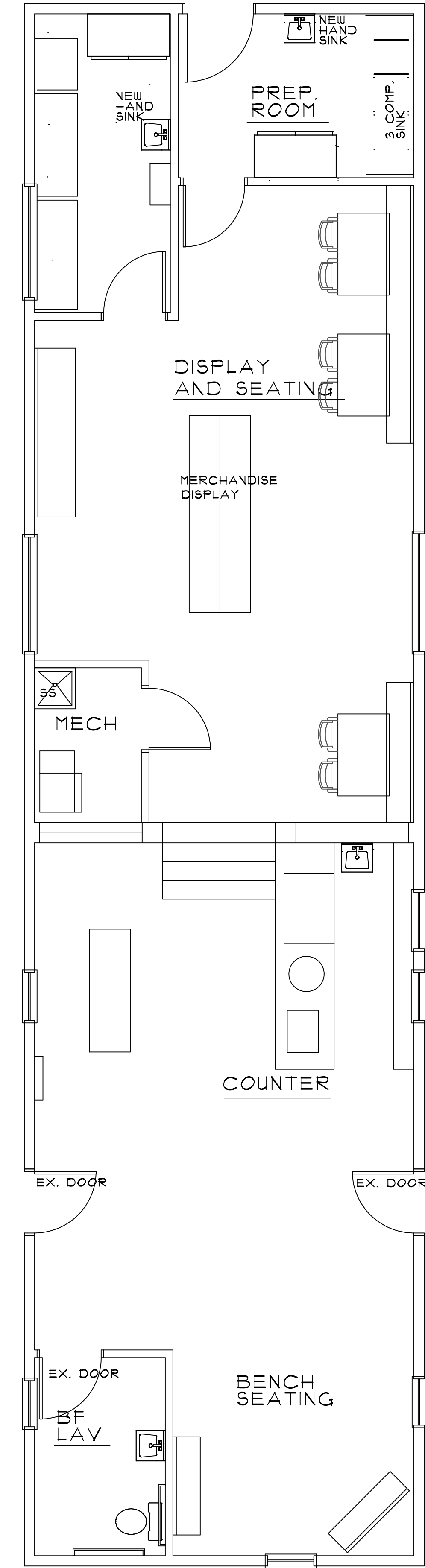
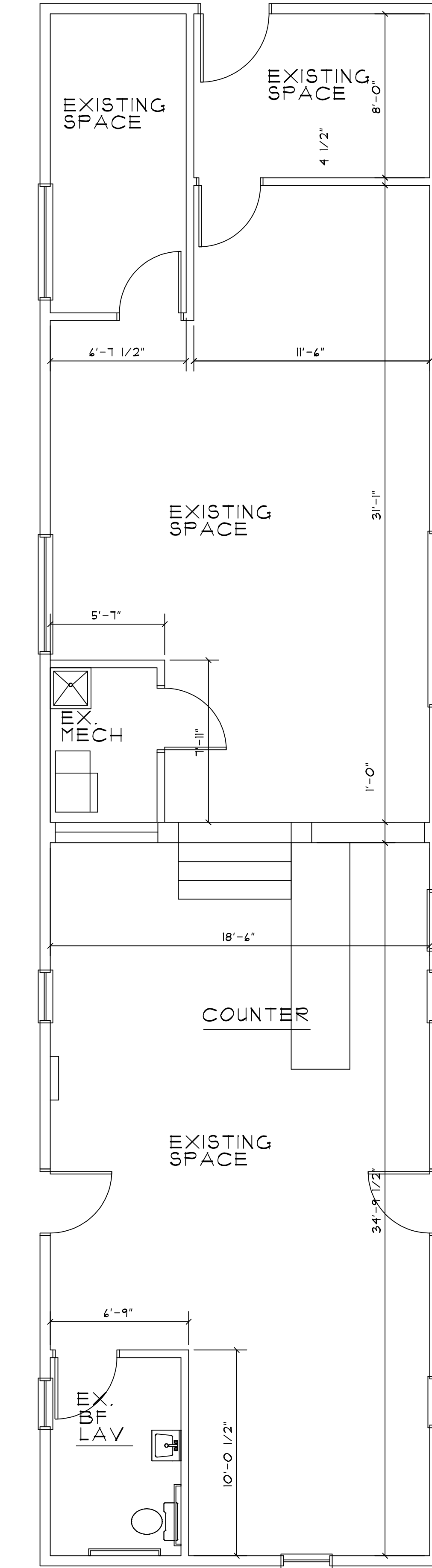
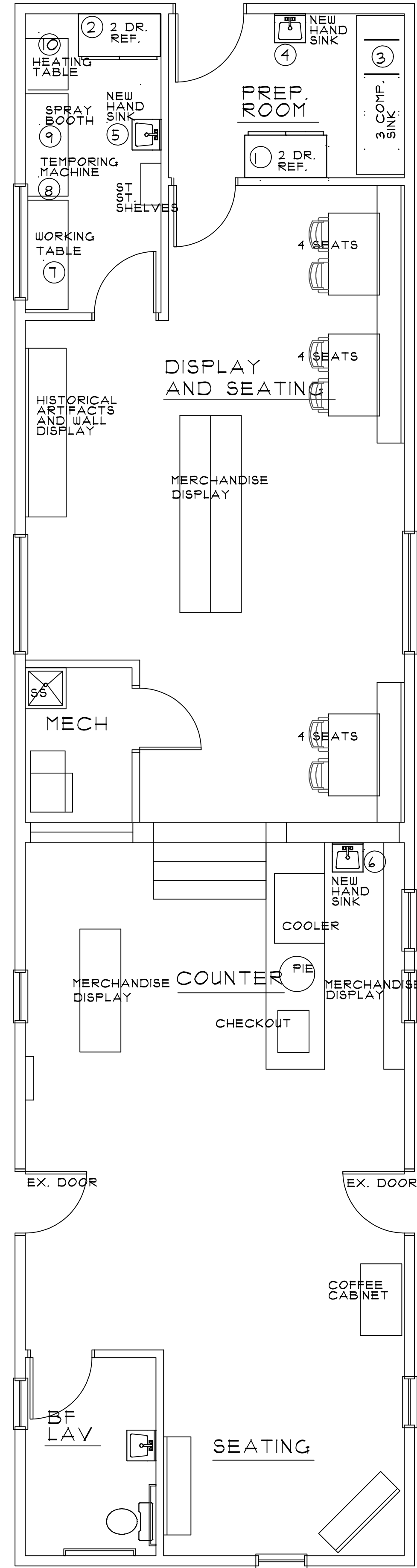
City: Rochester State: MI Zip: 48307 Phone: \_\_\_\_\_

Signature  of Applicant

Print Name Grant Kosch Date 10/8/2024

**EQUIPMENT LEGEND**

- ① 2 DOOR REFRIGERATOR
- ② 2 DOOR REFRIGERATOR
- ③ 3 COMPARTMENT SINK EAGLE GROUP  
19 1/2" X 11 1/2" SINKS WITH 2" 30" DRAIN
- ④ STAINLESS STEEL HAND SINK
- ⑤ STAINLESS STEEL HAND SINK
- ⑥ STAINLESS STEEL HAND SINK
- ⑦ STAINLESS STEEL WORKING TABLE
- ⑧ STAINLESS STEEL TEMPORING TABLE
- ⑨ SPRAY BOOTH
- ⑩ HEATING TABLE



**ROOM FINISH NOTES**

WALL AND CEILING FINISH REQUIREMENTS NON-SPRINKLERED  
 USE GROUP EXIT ENCLOSURES CORRIDORS ROOMS AND ENCLOSED SPACES  
 B B B  
 INTERIOR FLOOR FINISHES CLASS II; DOC FF-1 "FILL TEST" (CPSC 16 CFR, PART 1630)  
 CLASS B FLAME SPREAD 25-74 SMOKE DEVELOPMENT 0-450

**CODE CHART**

CODES USED FOR REVIEW  
 BUILDING: MBC 2015 (MICHIGAN BUILDING CODE 2015)  
 ACCESSIBILITY REQUIREMENTS- (ICC/ANSI A117.1 2009 AS PART 8 OF THE STATE CONSTRUCTION CODE).  
 MICHIGAN PLUMBING CODE 2021  
 MICHIGAN MECHANICAL CODE 2021  
 ELECTRICAL CODE 2023 NFPA 70 2023 NATIONAL ELECTRICAL CODE WITH PART 8 AMENDMENTS AND ADDITIONS  
 ENERGY CODE:  
 COMMERCIAL: MBC 2015 (MICHIGAN BUILDING CODE 2015) - CHAPTER 13 &  
 "MBC 2015 MICHIGAN ENERGY CODE 2015" - CHAPTERS 1 THROUGH 4  
 "MICHIGAN ENERGY CODE, PART 104, RULES (ANSI/ASHRAE/IES STANDARD 90.1-2019)"  
 USE GROUP A-2  
 CONSTRUCTION CLASS VB  
 AREA: 1,484 SF



**HEINS & KWAPIS ARCHITECTS P.C.**

126 E. THIRD STREET  
 ROCHESTER, MICHIGAN  
 48307  
 PH: 248-651-6766  
 FAX: 248-651-8969  
 heinsandkwapis@globalnet.net

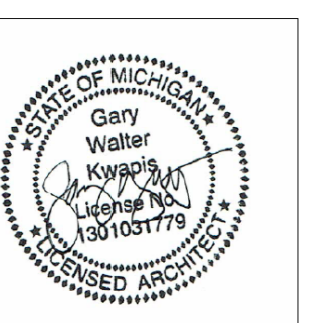
ROCHESTER TRAIN DEPOT  
 RENOVATION  
 203 UNIVERSITY

REVISION: 11-1-2024

DRAWN BY:

CHECKED BY:

DATE: 10-24-2024



SEAL

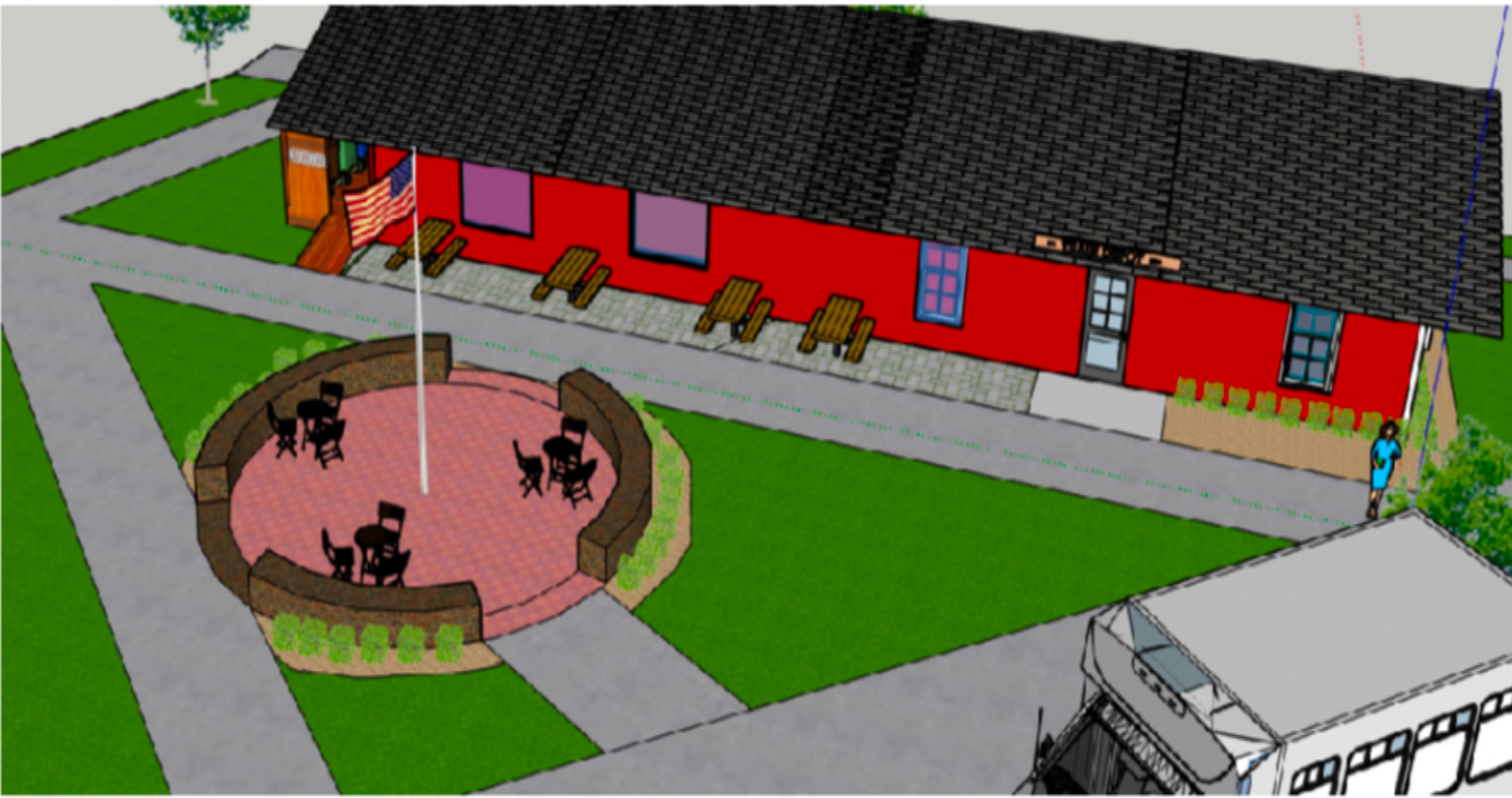
SHEET NO.

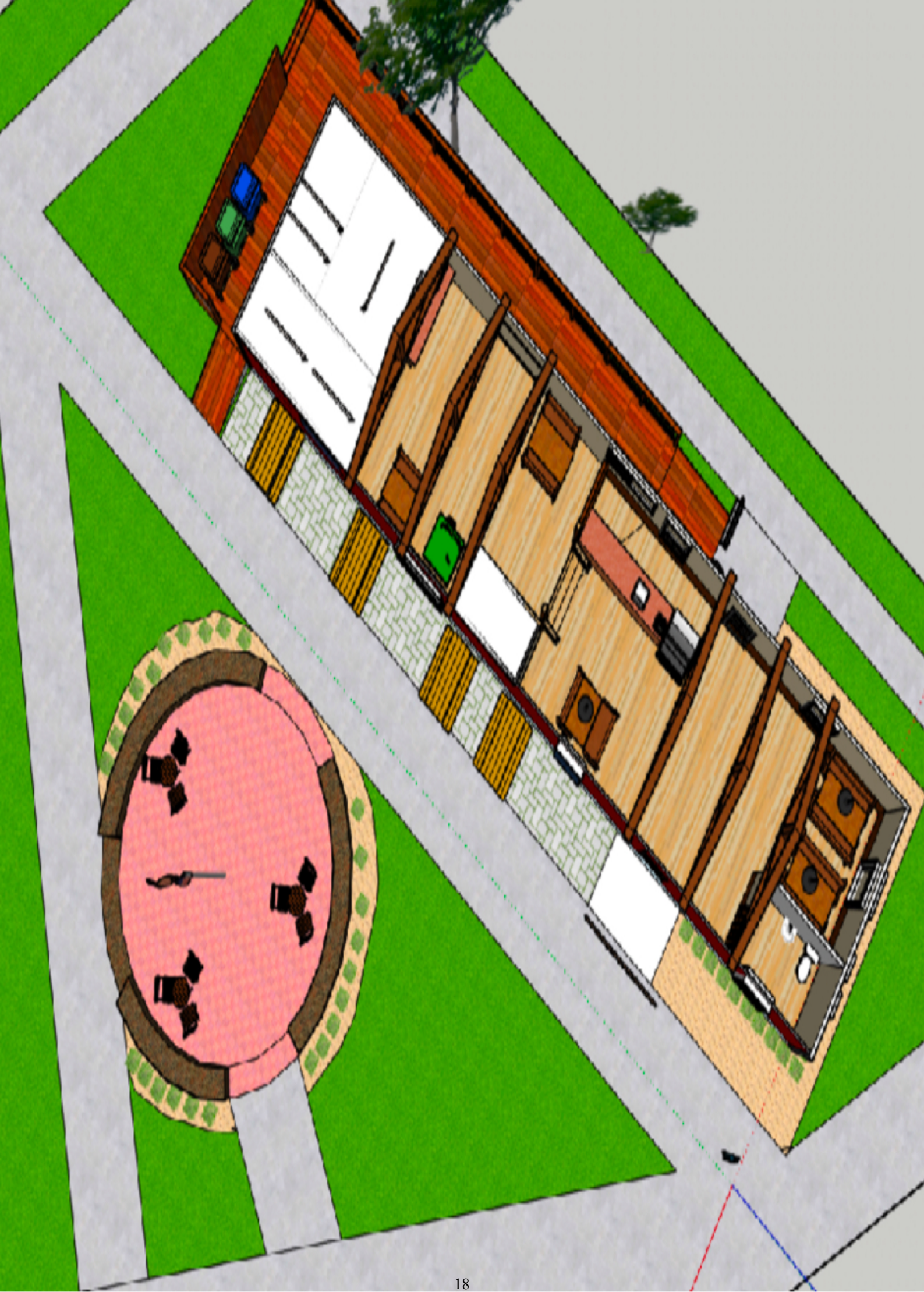
A 100

JOB NUMBER

24-053-C

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS BEFORE BEGINNING WORK. NOTIFY ARCHITECT IF ANY CONDITIONS OTHER THEN DRAWN ARE ENCOUNTERED SO ADJUSTMENTS MAY BE MADE TO THE DOCUMENTS







November 20, 2024

Planning Commission  
City of Rochester  
400 Sixth Street  
Rochester, MI 48307

**Subject:** Paolo Longo/339 East Street/ Site Plan Review#2; Revised Site plan dated 11/13/2024.

Dear Commissioners:

At the City’s request we have reviewed a proposal from Paolo Longo companies to construct a new 3-story building with a restaurant on the first floor and office space on the two floors above. The site is located on the southwest corner of East Street and E. 4<sup>th</sup> Street intersection and was previously occupied by the Moon River Soap Company. That building has since been demolished. The site is located within the CBD (Central Business District).

The applicant appeared for a preliminary hearing before the Planning Commission on August 5, 2024 and was scheduled for a public hearing and consideration of site plan approval. The applicant subsequently appeared before the PC on October 7<sup>th</sup> and November 4<sup>th</sup>. The project was tabled both times with PC requesting site plan corrections and additional information regarding parking.

**REVIEW COMMENTS**

We have reviewed the request based on sound planning and design principles and offer the following comments for your consideration:

1. **Use.** Restaurants and taverns where patrons are served while seated inside are permitted as a principal use in the district per Section 1101 (3) of the Zoning Ordinance. Professional and administrative offices are permitted by right in the district per Section 1101 (5) of the Zoning Ordinance. The proposed 3-story building has an area of 7,161 sq. ft with 2,387 sq. ft on each floor.
2. **Access and vehicular circulation.** The building footprint occupies the entire parcel, lot line to lot line. The subject site is located on the southwest corner of E.4<sup>th</sup> Street and East Street intersection. The site has no dedicated access drive but abuts the open municipal parking lot to the south and a municipal parking deck is located to the north. The plan notes a 3’ gap between the proposed building and the adjacent building to the west. The strip of land is located on the abutting parcel and has electric meters located in it.
3. **Pedestrian circulation.** The subject site has existing concrete sidewalks along its East Street and E. 4<sup>th</sup> Street frontages, both of which shall maintain a 5’ wide clearance for pedestrians. The applicant has stated that both entrances to the building – off East 4<sup>th</sup> Street and East Street will be made barrier-free accessible. The closest barrier free accessible space is located on the south side of the open municipal parking lot. A person in a wheelchair will have to travel a significant distance to reach the front door, which is not desirable. It is our understanding that the applicant will work with the City to explore the possibility of designating the parking space located on the northeast corner of the municipal lot as a barrier-free accessible space.

4. **Parking.** Parking requirement for office use is 1 space/300 square feet of GFA, and for restaurant uses the standard is one (1) space per 100 sq. ft of GFA. Based on this standard, the site requires a total of 40 parking spaces. Per the applicant, the site is grandfathered in for 10 parking spaces based on its prior use. The applicant is seeking approval of payment in lieu of parking for 30 spaces. A recommendation of approval to City Council is only required if the applicant intends to pay on a payment plan. Otherwise, the request only requires PC approval. The Planning Commission had requested City Staff to provide information on parking utilization in the abutting public parking lots and had requested that the study be expanded to include weekends, at the 11/4/24 meeting. We defer to the City Staff for an update on the findings of the study.
5. **Dumpster.** The site plan notes that trash will be disposed of in the DDA owned dumpsters local in close proximity to the site. The grease from the restaurant is to be picked up from the site by a company and taken off-site.
6. **Façade changes.** The proposed building is a flat roofed 3-story structure with a height of 35 feet. The structure is to be constructed of brick, with a limestone base, metal panel wall system and a metal coping on with EIFS cornice on top. The corner of the building is predominantly comprised of the metal panel wall system, giving it a modern appearance. The east and north facades have numerous doors and windows while the south façade has a few windows and a service door, and the west façade is a blank 3-story brick wall. The Planning Commission discussed the proposed architecture at length and offered the applicant feedback as follows: soften the architecture by reducing white colored materials, consider some earth tone/traditional color, add planters on the north and east façade outside the windows to improve curb appeal, incorporate herringbone style brick patterns on the west and south facades to provide additional visual interest.

Since the original submittal, the applicant has revised the façade to change the building materials and color shades to incorporate brown brick, off-white/cream limestone, light grey metal panel system and dark grey trim and coping, as represented on the colored rendering of the street corner shown on Sheet A0.0.0.

Section 2118. Architectural Guidelines and standards, sub-section (1) for developments in the CBD, states “*wall materials shall be compatible with the character of the existing neighboring buildings*”. Further, Section 2704 Criteria for site plan approval, sub-section (4) states: *Are there ways in which the design of the building and its architectural or decorative elements can be modified to improve the impact on adjoining properties and uses, particularly with regard to its compatibility with the traditional character of the city's downtown business district, when appropriate. **The proposed brick and limestone color are consistent with the colors used on the City-owned parking deck across the street from the site. The proposed dark grey color is consistent with the two-story structure immediately to the west of the subject site. As such the proposed materials and colors are not inconsistent with the existing patterns in and around the site. The former building on the site was constructed of light green siding unlike any other building in the vicinity and created a unique appearance that was an enhancement to the downtown. While the proposed flat roof building is different from all the pitched roof buildings to its east and west, it is similar in profile to the deck across the street. The ordinance also recommends flat rooflines as the “dominant roof form consistent with the character of the district” and notes that corner buildings should serve as an “anchor feature of the block.”***



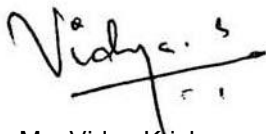
7. **Lighting.** The elevation notes the installation of architectural wall sconces next to the rear (south) door and along the first-floor windows of the north and east facades. In addition, the colored rendering shows recessed lights in the building soffits. The manufacturer's cut sheet detail for the proposed wall sconces have been included and meet ordinance standards.
8. **Landscaping.** The site plan notes an approximately 18" wide continuous landscape planting bed extending across the north façade and half of the east façade. The planters are raised and extended to the bottom of the windows on the first floor creating an indoor-outdoor dining experience for the restaurant patrons. The planters must be planted with landscaping (seasonal, perennial, evergreen) that provides for vegetative cover year-round.
9. **Signage.** The plan notes new signage to be installed on the front façade of the building. Sign details have not been provided at this time but must match the architecture and character of the building. Sign area and design are subject to administrative review and approval.
10. **Other.** The plan notes the installation of roof-top mechanical equipment. Sheet A301 includes proposed screen design to conceal the view of the units from public rights-of-way, public parking areas and any abutting parcels.

### RECOMMENDATION

The revised plan incorporates revisions based on feedback received from the Planning Commission, with the exception of information regarding parking availability, which was required from City Staff. Therefore, we recommend that the Planning Commission grant site plan approval for the proposed 3-story building to be located at 339 East 4<sup>th</sup> Street, subject to the following conditions:

1. Planning Commission determination on approval of payment in lieu of parking for 30 spaces.
2. Work with the City Manager and DPW on the feasibility of relocating the barrier free access space in the public lot from the southeast to northeast corner.
3. Installation of landscaping in planters for year-round vegetation or other cover.
4. Submission of signage for administrative review, prior to installation.

Respectfully,  
**McKENNA**



Ms. Vidya Krishnan  
Senior Principal Planner

Cc: Nik Banda  
Jeremy Peckens  
Jeff Kragt  
Fire Chief Cieslik  
Rose McKinney



RECEIVED

PLANNING COMMISSION – APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT MAY 24 2024

\*Return to Permit Coordinator with check & required documents listed on page 1\* [City of ROCHESTER]

Date Filed: 5-24-2024 Amount of Review Fee Paid: \$ \_\_\_\_\_

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the City without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: PAOLO LONGO

PROJECT COORDINATOR'S E-MAIL ADDRESS: LONGO COMPANIES Q GMAIL. COM

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER: 586 405 4581

1. Name of proposed development: 339 EAST STREET

2. Location of property: WEST side of EAST ST. Road, between 4TH STREET and 3RD STREET Roads.

3. Street address: 339 EAST STREET

4. The property is presently zoned as: CBD, CENTRAL BUISNESS

5. The total site area is 0.05 acres(s).

6. Portion of total site being developed: 0.05 ACRES

7. It is proposed the property will be developed as: \_\_\_\_\_

A MAIN FLOOR RESTAURANT WITH UPPER LEVEL OFFICE SPACE

8. A Special Exception is being requested. Yes  No

9. Site Plan – Required Data: Check the appropriate line. If “not provided” line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
✓		a. Date, including revision.
✓		b. Plan scale of 1" equals 10', 1" = 40'
✓		c. North arrow.
✓		d. Inserted location sketch showing location of subject property in the mile section.
✓		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
✓		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24".
✓		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
✓		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
✓		i. Boundaries of subject property including distances and bearings.
✓		j. Proposed buildings and structures on property, including: off-street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
✓		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
✓		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
✓		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
		n. Landscape plan including tree inventory. (Section 2800).
✓		o. Description of utilities including; storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include: legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.
		q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
✓		r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.
		s. Exterior lighting plan and design, with photometrics.

10. Present landowner: JAMES ZAGUROLI

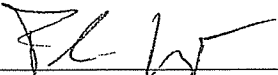
E-MAIL ADDRESS: JZAGUROLI@KNIGHTGLOBAL.COM

369 N. OLD WOODWARD APT 404 BIRMINGHAM MI 48009  
Address City State Zip Phone

11. Firm or individual requesting site plan approval: PAOLO LONGO

E-MAIL ADDRESS: LONGO COMPANIES @ GMAIL.COM

1012 KNOB CREEK ROCHESTER MI 48306-5864054581  
Address City State Zip Phone

 PAOLO LONGO 5-24-24  
Signature of Applicant Print Name Date

# "339 East St. Development"

339 East St.  
Rochester, Michigan 48307



LONGO COMPANIES (PAOLO LONGO)

OWNER

D'ANNA ARCHITECTS

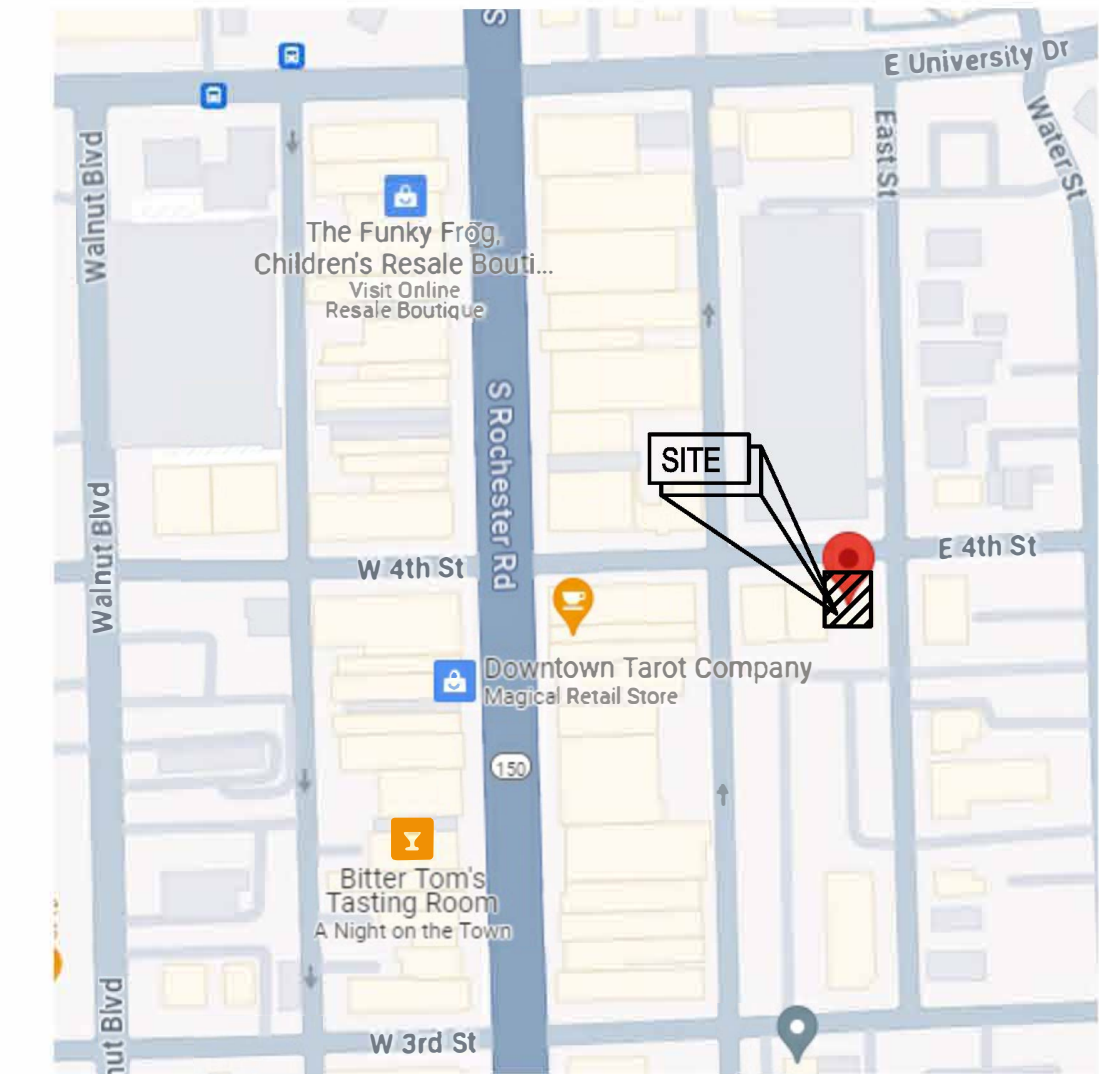
1055 SOUTH BOULEVARD E., SUITE 200, ROCHESTER HILLS, MI 48083 PH: (248)852-7702

ARCHITECT

FENN & ASSOCIATES INC.

14933 COMMERCIAL DR., SHELBY TWP., MI 48315 PH: (586)254-9577

CIVIL ENGINEER



D'Anna Associates  
Architecture | Engineering  
1055 South Boulevard E, Suite 200  
Rochester Hills, MI 48083  
P 248-852-7702 F 248-852-7707  
CENTRESS.COM

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339 EAST ST. DEVELOPMENT

ROCHESTER, MI

339 EAST ST.  
ROCHESTER, MI 48307



ISSUANCE:  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESC.	DATE
1	SITE PLAN APPROVAL	5-20-24
2	SITE PLAN APPROVAL	7-11-24
3	SITE PLAN APPROVAL	8-12-24
4	SITE PLAN APPROVAL	11-13-24

NOTES:  
1. DOA TRASH DUMPSTERS WILL BE USED FOR TRASH.  
2. A COMPANY WILL COME INTO THE RESTAURANT TO CLEAN THE GREASE TRAP AND THEY WILL TAKE THE GREASE WITH THEM TO DISPOSE OF OFFSITE.  
3. MECHANICAL UNITS WILL BE PLACED ON THE ROOF AND BE SCREENED BY A SCREENING SYSTEM.

SHEET SCHEDULE	
SHT. NO.	DESCRIPTION
A000	COVER SHEET
1 OF 2	SITE PLAN - WITH PROPOSED PLANTER
2 OF 2	TOPOGRAPHICAL MAPPING
A010	BASEMENT & 1ST FLOOR PLAN
A020	2ND & 3RD FLOOR PLAN
A301	NORTH ELEVATION
A302	EAST ELEVATION
A303	SOUTH ELEVATION
A304	WEST ELEVATION
A311	3D PERSPECTIVE

ISSUE DATE 5-20-24

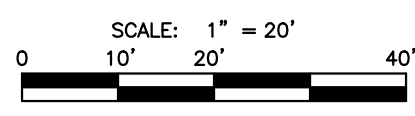
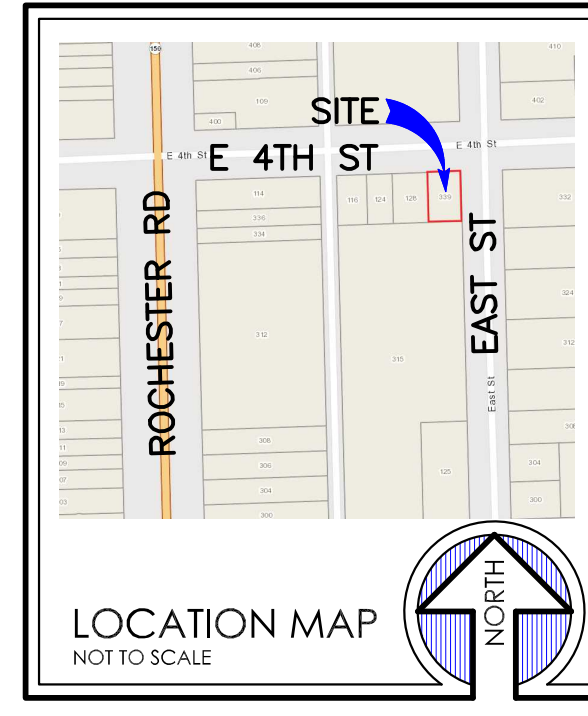
DB E.M.

CB P.D.

SHEET  
**A0.0.0**

PROJECT NO. 23-1090





ZZ

**LEGEND**

- SECTION CORNER
  - FOUND IRON, MON., NAIL
  - SET IRON
  - RECORDED
  - MEASURED
  - CALCULATED
- EXISTING**
- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
  - UNDERGROUND CABLE TV
  - TELEPHONE U.G. CABLE, SPLICING BOX & MANHOLE
  - ELECTRIC U.G. CABLE & MANHOLE
  - GAS MAIN & VALVE
  - WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
  - SANITARY SEWER, CLEANOUT & MANHOLE
  - STORM DRAIN & MANHOLE
  - COMBINED SEWER & MANHOLE
  - CATCH BASIN, INLET
  - YARD BASIN
  - STORM DRAIN & END SECTION
  - POST INDICATOR VALVE
  - WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
  - MAILBOX
  - POINT ELEVATION (AT X OR END OF LEADER)
  - CONTOUR LINE
  - FENCE
  - GUARD RAIL
  - STREET LIGHT
  - SIGN
  - TREE
  - PARKING METER

**SITE DATA**

ADDRESS 339 EAST ST  
 PID 15-14-103-016  
 SITE AREA 0.05 AC.  
 ZONING CBD, CENTRAL BUSINESS

SETBACKS  
 FRONT NONE  
 SIDE NONE  
 REAR NONE

**NOTES:**

1. WETLANDS DO NOT EXIST ON THIS PROPERTY PER EGLE WETLAND MAP VIEWER. WETLAND ASSESSMENT HAS NOT BEEN PERFORMED.
2. FLOODPLAIN DOES NOT EXIST ON THIS PROPERTY PER FIRM MAP #28125C0392F DATED 9/29/06
3. THIS DRAWING IS MERELY A PRELIMINARY CONCEPT TO DETERMINE THE FEASIBILITY OF DEVELOPMENT AND IS NOT TO BE USED AS A CONSTRUCTION DRAWING

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided.  
 No guarantee is provided or implied as to the existence, accuracy or completeness of any utilities.  
 All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.  
 Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

**CALL MISS DIG** 72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)

**811** CALL MISS DIG 1-800-482-7171  
 OR 811  
 (TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

**PARCEL DESCRIPTION**  
 T3N, R11E, SEC 14 ORIGINAL  
 PLATE E 40 FT OF LOT 108

**SITE BENCHMARK (NAVD88 DATUM):**  
 MAG NAIL IN UTILITY POLE  
 LOCATED NEAR SW  
 PROPERTY CORNER  
 ELEV.: 742.78

**Fenn & Associates, Inc.**  
 Land Surveying and Civil Engineering  
 14933 Commercial Drive, Shelby Township, MI 48315  
 Phone: 586-254-9377 Fax: 586-254-9020  
 www.fennsurveying.com

TOPOGRAPHIC MAPPING  
**339 EAST ST.**  
 PART OF SECTION 14, T3N, R11E  
 CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
●	PRELIMINARY
●	APPROVAL
○	CONSTRUCTION
○	AS-BUILT

REVISIONS	
DATE	REMARKS
07/05/24	PER CITY

SEAL

CLIENT  
 Z SQUARE REAL ESTATE, LLC  
 4025 FAIRLANE DR.  
 BLOOMFIELD HILLS,  
 MI 48301  
 PHONE 248-943-0757

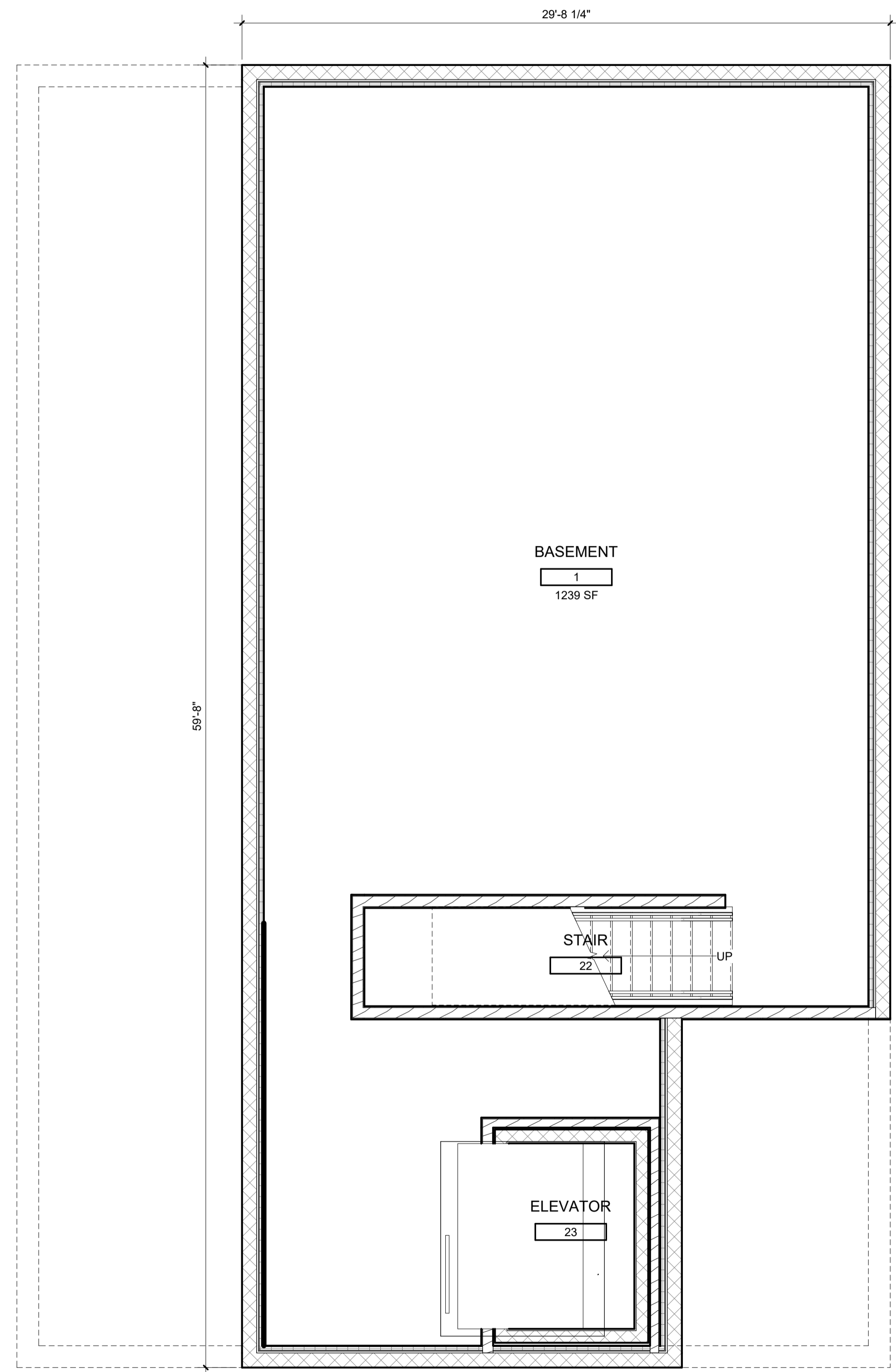
PROJECT NAME  
**339 EAST ST.**

PROJECT NUMBER  
**C23-022.02X**

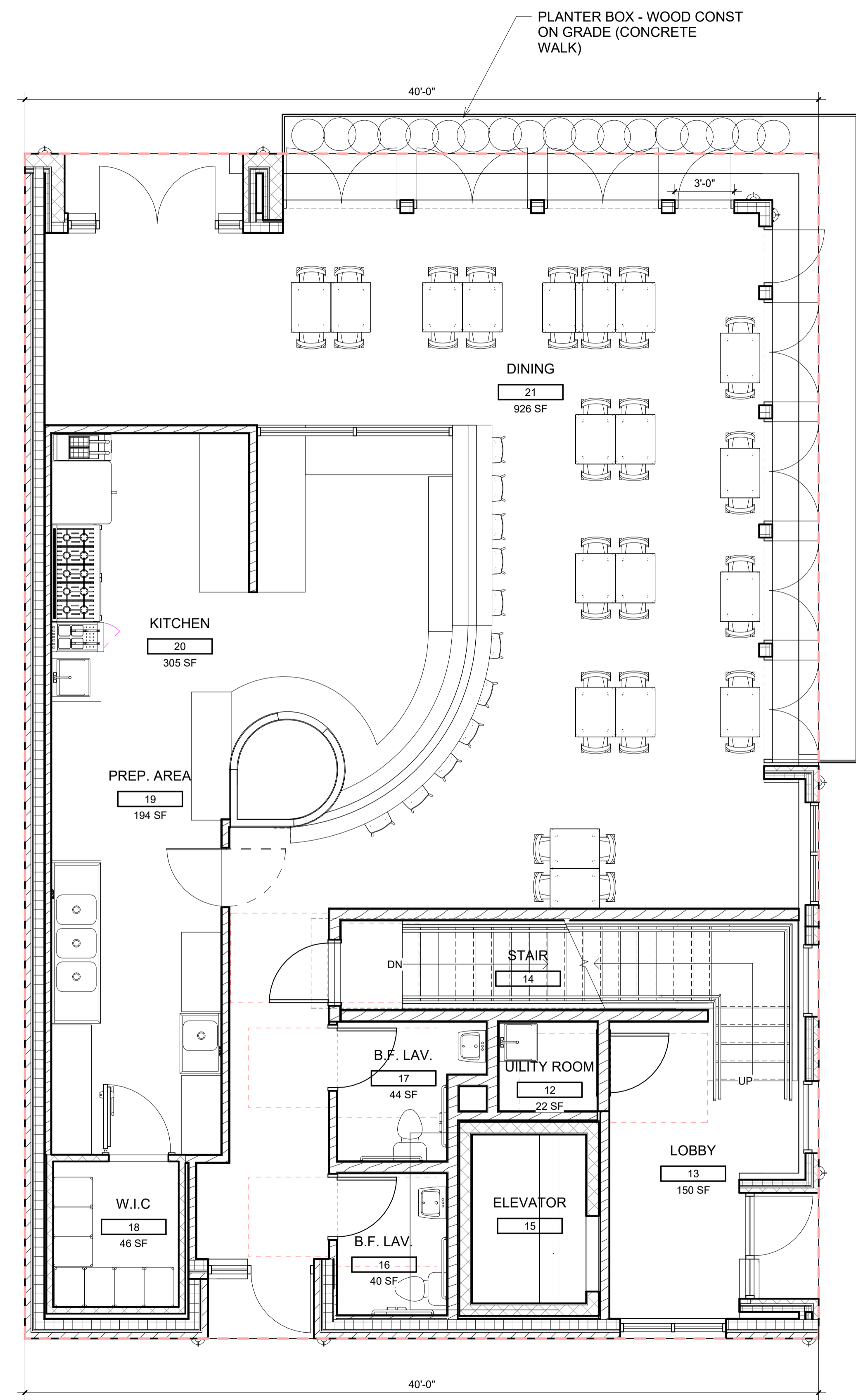
SHEET NAME  
**TOPOGRAPHIC MAPPING**

DRAWING SCALE:	1" = 20'
SHEET SIZE:	24X36
DATE:	5/11/24
PROJECT MANAGER:	JSR, PE
DESIGNED BY:	JJS, PE
DRAWN BY:	RP/JJS, PE
FIELD BY:	AG/MS
CHECKED BY:	TWD/JSR, PE

SHEET NUMBER  
**1 OF 1**



**BASEMENT FLOOR COMPOSITE PLAN** 1619 SF  
 1/4" = 1'-0"



**FIRST FLOOR COMPOSITE PLAN** 2032 SF  
 1/4" = 1'-0"



**D'ANNA ASSOCIATES**  
 ARCHITECTURE | ENGINEERING  
 1055 SOUTH BLVD. E. SUITE  
 200 ROCHESTER HILLS, MI  
 48307  
 P 248-852-7702

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**339 EAST STREET DEVELOPMENT**  
**339 EAST STREET**  
 ROCHESTER, MI



**ISSUANCE:**  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:  
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN APPROVAL 5/24/24	
2	SITE PLAN APPROVAL 7/11/24	
3	SITE PLAN APPROVAL 8/1/24	
4	SITE PLAN APPROVAL 11/13/24	

ISSUE DATE: 7-11-24

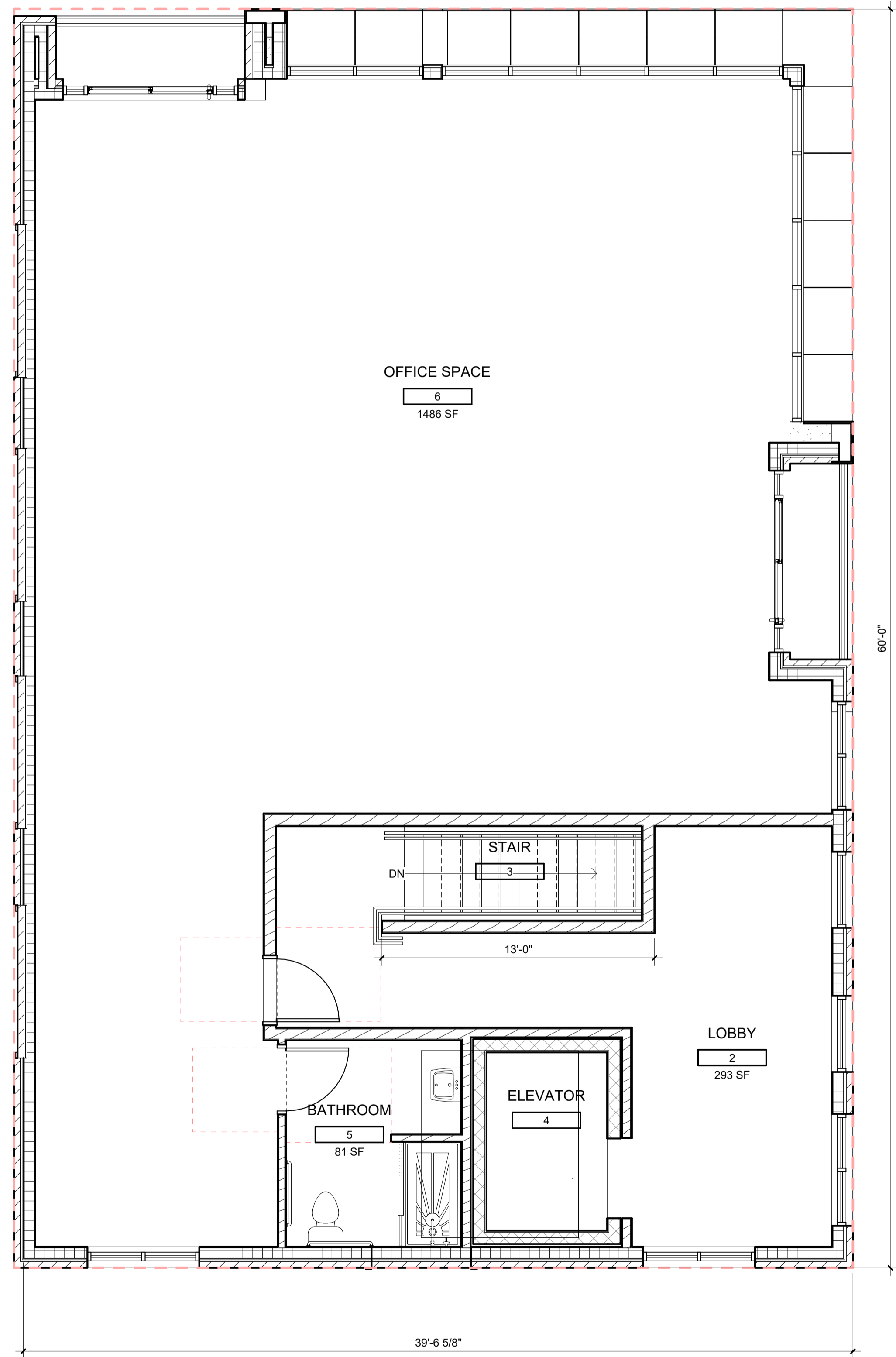
DB E.M.

CB P.D.

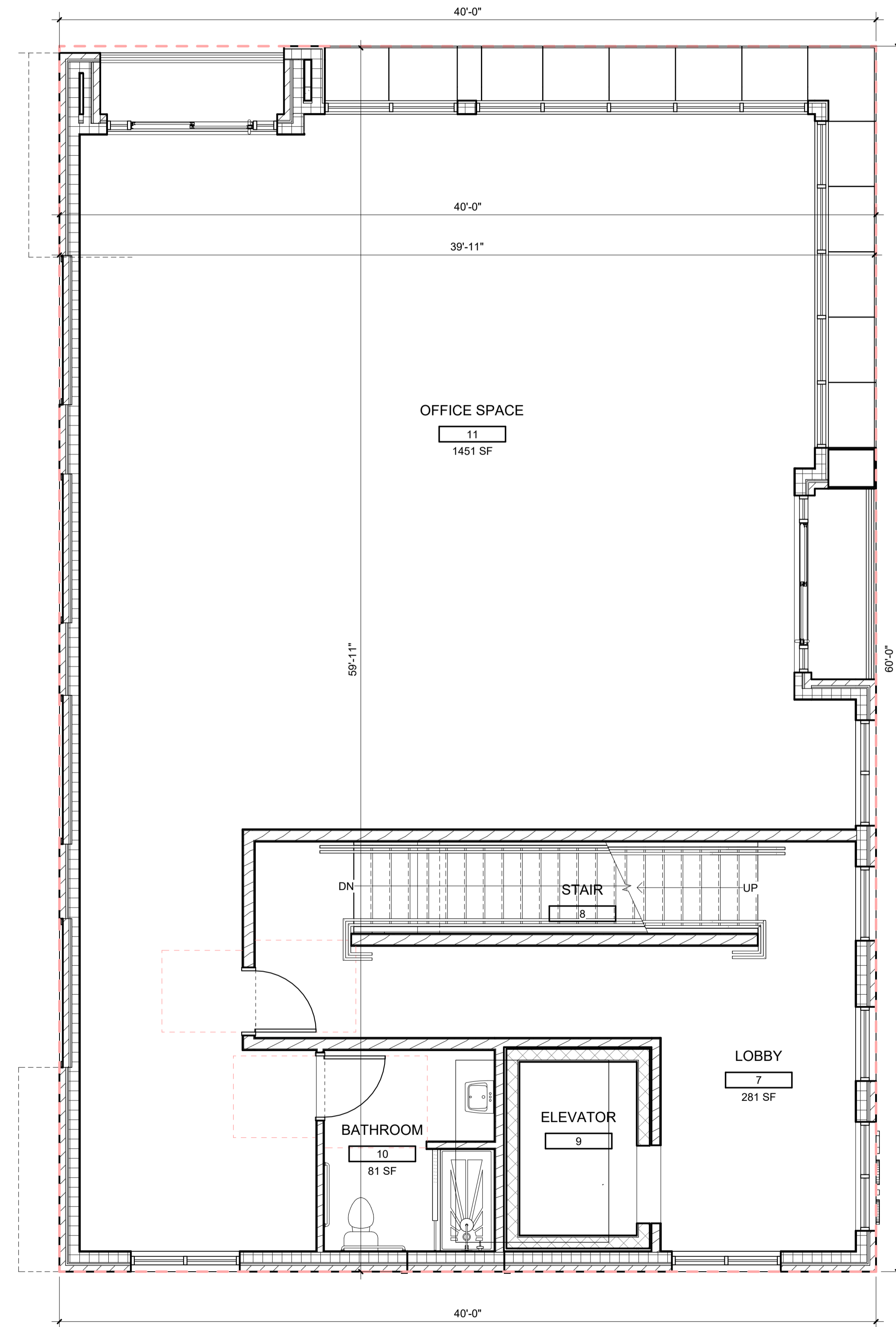
SHEET

**A010**

PROJECT NO. 2024.059



THIRD FLOOR COMPOSITE PLAN 2077 SF  
1/4" = 1'-0"



SECOND FLOOR COMPOSITE PLAN 2049 SF  
1/4" = 1'-0"



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3	SITE PLAN APPROVAL 8/1/24	
4	SITE PLAN APPROVAL 11/13/24	

ISSUE DATE: 7-11-24  
 DB \_\_\_\_\_ E.M.  
 CB \_\_\_\_\_ P.D.  
 SHEET \_\_\_\_\_

PROJECT NO. **A020**  
 2024.059

NOTE:  
FENESTRATION % CALCULATIONS

WALL AREA: 1442 SQ FT  
GLAZING AREA: 806.44 SQ FT

PERCENTAGE: **55.9%**

**ELEVATION KEYED NOTES**

1. METAL FASHING / COPING
2. EIFS CORNICE
3. BRICK VENEER
4. AL STOREFRONT SYSTEM
5. AL DOORS W/ HOLD-OPENS
6. RAILING
7. PRE-CAST STONE
8. PRE-CAST SILL
9. DECORATIVE DOWNLIGHT LED LIGHT FIXTURE ( MANUFACTURER: LIGHTWAY, MODEL MEDW-600-LED)
10. UNDER SOFFIT 4" LED RECESSED DOWNLIGHT FIXTURE ( MANUFACTURER: LITHONIA, MODEL WF4 MVOLT)
11. FUTURE SIGNAGE LOCATION PER SIGN ORDINANCE.



1  
A301 1/4" = 1'-0"

Exterior Elevation - NORTH



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339 EAST STREET  
ROCHESTER, MI



ISSUANCE:  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:  
 DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
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2	SITE PLAN APPROVAL 7/11/24	
3	SITE PLAN APPROVAL 8/1/24	
4	SITE PLAN APPROVAL 11/15/24	

ISSUE DATE: 7-11-24  
 DB: E.M.  
 CB: P.D.  
 SHEET: A301  
 PROJECT NO: 2024.059



ARCHITECTURE | ENGINEERING

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339 EAST STREET DEVELOPMENT  
339 EAST STREET  
ROCHESTER, MI



ISSUANCE:  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER:  
DRAWINGS SHALL NOT BE  
USED FOR CONSTRUCTION  
UNLESS INDICATED

NO.	DESCRIPTION	DATE
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2	SITE PLAN APPROVAL 7/11/24	
3	SITE PLAN APPROVAL 8/1/24	
4	SITE PLAN APPROVAL 11/15/24	

ISSUE DATE: 7-11-24  
DB E.M.  
CB P.D.  
SHEET  
**A302**  
PROJECT NO. 2024.059

NOTE:  
FENESTRATION % CALCULATIONS

WALL AREA: 2295 SQ FT  
GLAZING AREA: 1157.7 SQ FT

PERCENTAGE: **50.4%**

ELEVATION KEYED NOTES

- METAL FASHING / COPING
- EIFFS CORNICE
- BRICK VENEER
- AL STOREFRONT SYSTEM
- AL DOORS W/ HOLD-OPENS
- RAILING
- PRE-CAST STONE
- PRE-CAST SILL
- DECORATIVE DOWNLIGHT LED LIGHT FIXTURE ( MANUFACTURER: LIGHTWAY, MODEL MEDW-600-LED)
- UNDER SOFFIT 4" LED RECESSED DOWNLIGHT FIXTURE ( MANUFACTURER: LITHONIA, MODEL WF4 MVOLT)
- FUTURE SIGNAGE LOCATION PER SIGN ORDINANCE.

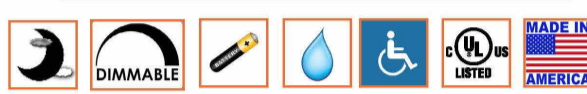


1 Exterior Elevation - EAST  
A302 1/4" = 1'-0"

### MEDW-600-LED

- Construction:**
- Steel housing and chassis
  - 3/4" Sq Accnt bars and rings are extruded aluminum
- Light Sources:**
- LED
  - Dimming to 10% **Included**
- Notes:**
- Keyhole slots top and bottom
  - Solid front shield allowing no forward light
  - Down light only complies with Dark Sky requirements
  - Optional photocell (Z1) increases fixture depth 1 1/2"
  - Optional battery backup increases fixture depth 1 1/2"
  - BUG Rating: B10U/0G0
  - UL and CUL listed **WET** location
  - LED Components
    - Replaceable Module
    - CR > 80
    - Universal 120/277 volt standard
    - 5-Year Warranty on LED Components

Type:	
Job Name:	



### DESIGN OPTIONS (Choose your cage design)

**Fixture Overall Dimensions**

"H" - 12" - 16" - 18" - 26" - 38" - 50"

"W" - 6 1/2"

"D" - 4"

"D1" - 4 3/4"

"MC" - 6" - 8" - 9" - 13" - 19" - 25"

See 900 or 1100 Series for other width options

28455 Industry Drive, Valencia, California 91355  
 West Coast Sales: 800-325-4448 (toll-free) • Fax: 800-325-2146 (toll-free) • 661-257-0201  
 East Coast Sales: 860-330-0991 • Fax: 860-480-3754  
 www.lightwayind.com • sales@lightwayind.com

### MEDW-600-LED

#### ORDERING INFORMATION

Example: MEDW-626-LED-G-F28-4-B1

Size	LED	Watts	Source Lumens	Dimming	Energy Star	Kelvin	Cage	Finish	Diffuser	Options
612-LED	F28	12	1180	0-10v	NO	2700K	A	R1 Satin Black		DIM LED dimming driver (0-10v)
616-LED	F28	12	1180	0-10v	NO	4000K	B	R2 Text Black		
618-LED	F28	12	1180	0-10v	NO		D	Z1 Satin Bronze	Optional Cage Accents	Z1 Photocell - Specify voltage 01 - 120 volt 02 - 277 volt
626-LED	F28	12	1180	0-10v	NO	31500K	F	Z3 Text Bronze	Material	OCCHFB concealed Occupancy Sensor (See General Reference Sheet)
638-LED	F28	12	1180	0-10v	NO		H	W1 10k White	F Filigree	90CRI Consult Factory
650-LED	F28	12	1180	0-10v	NO		J	W2 Gloss White	P Perforated Screen	Optional Voltage -347V Input voltage to 347v
							K	T4 Slimmer Gray	M White Mesh	Battery Backup Options (0-10v Driver Engine only) BB10 10 Watts (11.70min) for 90-Minutes
							L	M13 Jewel Silver	W White Pattern	
							M	T6 Pewter	Optional Style	
							N	W3 Text White	SC Screen Complete	
							O	T4 Slimmer Gray	CC Center Complete	
							P	M17 Brush Powder	EC Ends Complete	
							Q	P2 Brushed Alum	CH Center Half	
							R	P9 Brushed Nickel	OX Custom	
							S	M16 Antique Brass		

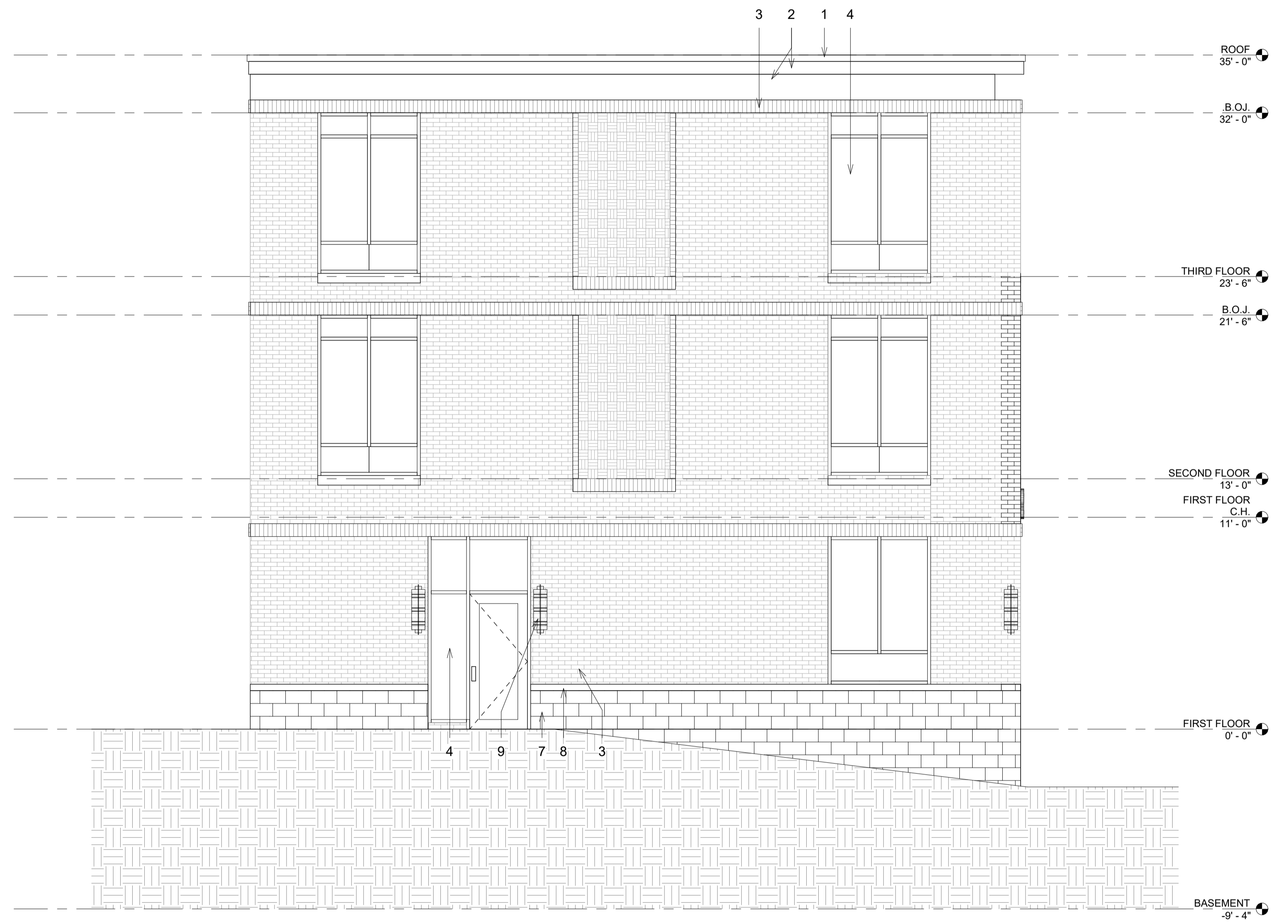
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 www.lightwayind.com • sales@lightwayind.com

NOTE:  
FENESTRATION % CALCULATIONS

WALL AREA: 1400 SQ FT  
GLAZING AREA: 271.4 SQ FT

PERCENTAGE: **19.4%**

- #### ELEVATION KEYED NOTES
- METAL FASHING / COPING
  - EIPS CORNICE
  - BRICK VENEER
  - AL STOREFRONT SYSTEM
  - AL DOORS W/ HOLD-OPENS
  - RAILING
  - PRE-CAST STONE
  - PRE-CAST SILL
  - DECORATIVE DOWNLIGHT LED LIGHT FIXTURE ( MANUFACTURER: LIGHTWAY, MODEL MEDW-600-LED)
  - UNDER SOFFIT 4" LED RECESSED DOWNLIGHT FIXTURE ( MANUFACTURER: LITHONIA, MODEL WF4 MVOLT)
  - FUTURE SIGNAGE LOCATION PER SIGN ORDINANCE.



1 Exterior Elevation - SOUTH  
A303 1/4" = 1'-0"



ARCHITECTURE | ENGINEERING

1055 SOUTH BLVD. E. SUITE  
200 ROCHESTER HILLS, MI  
48307  
P 248-852-7702

dannaassoc.com

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339 EAST STREET DEVELOPMENT

339 EAST STREET  
ROCHESTER, MI



- ISSUANCE:
- SCHEMATIC
  - BIDDING
  - MUNI SUBMITTAL
  - CONSTRUCTION
  - OTHER:
- DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESCRIPTION	DATE
1	SITE PLAN APPROVAL 5/24/24	
2	SITE PLAN APPROVAL 7/11/24	
3	SITE PLAN APPROVAL 8/1/24	
4	SITE PLAN APPROVAL 11/15/24	

ISSUE DATE: 7-11-24

DB: E.M.

CB: P.D.

SHEET: **A303**

PROJECT NO: 2024.059





1 NE 3D PERSPECTIVE  
A311



2 SE 3D PERSPECTIVE  
A311



D'ANNA ASSOCIATES

ARCHITECTURE | ENGINEERING

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339 EAST STREET DEVELOPMENT  
339 EAST STREET  
ROCHESTER, MI



- ISSUANCE:
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ISSUE DATE: 7-11-24  
DB \_\_\_\_\_ E.M.  
CB \_\_\_\_\_ P.D.  
SHEET \_\_\_\_\_

**A311**  
PROJECT NO. 2024.059



SIGN

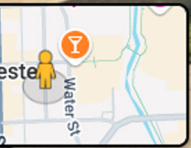
VIEW ALONG E 4TH ST TOWARD MAIN



ARCHITECTURE | ENGINEERING

RIDGE OF PRIOR BUILDING

PROPOSED BUILDING



VIEW FROM SOUTH ALONG EAST ST





**CORNER BAR - ROW LANDSCAPING**



**CORNER BAR - ROW LANDSCAPING**



**CORNER BAR - ROW LANDSCAPING**



**CORNER BAR - ROW LANDSCAPING**



EXAMPLE OF SIMILAR ARCHITECTURAL STYLE IN ROCHESTER

← 100 Romeo Rd  
 Rochester, Michigan

Google Street View

Sep 2018 See more dates



EXAMPLE OF SIMILAR ARCHITECTURAL STYLE IN ROCHESTER



## Project Evaluation Worksheet

Please provide the information requested under the column “required information.”

The information provided will be used to determine the proposed development’s sustainability score based on its ability to bring the City of Rochester’s existing baseline closer to its target.

DEVELOPMENT COMPONENT	INDICATOR	BASELINE	TARGET	REQUIRED INFORMATION		SCORE
1. <b>Development Balance</b>	Acres of Parkland, Open Space per 1,000 Residents	24.8 acres/1,000 residents	10% increase of acres per 1,000 residents	Number of units	0	
				Acres of open space	0	
2. <b>Natural Features Protection</b>	Net Tree Change	Site Specific	15% increase in total number of trees	Existing number of trees	0	
				Number of trees proposed to be removed	0	
				Number of trees proposed for planting or payment in lieu (if applicable)	0	
3. <b>Watershed Health</b>	Development within Flood Hazard Zone	Existing Development within Flood Hazard Zone	0% net increase	Existing site location	NOT IN FLOODZONE	
				Mitigation strategies (if proposed location is within the Flood Hazard Zone)		
4. <b>Walkability</b>	Intersection Density	20.8 to 192.3 per square mile	10% increase of pedestrian connections	Number of proposed pedestrian connections	2	
5. <b>Traffic</b>	Trip Generation	Site Specific – ITE peak hour trip generation average of adjacent parcel	5% higher trip generation than average of adjacent parcels	ITE existing peak trip generation estimates for each adjacent parcel	UNKNOWN	
				Estimated ITE peak trip generation estimates for proposed development	UNKNOWN	

<b>6. Travel Time</b>	Intersection Delay	Site Specific	15% higher peak hour intersection delay	Existing intersection delay	UNKNOWN	
				Proposed intersection delay	UNKNOWN	
<b>7. Nonmotorized Infrastructure</b>	Nonmotorized Transportation Infrastructure	61 miles	15% increase	Linear feet of proposed nonmotorized infrastructure	0	
<b>8. Tax Growth Rate</b>	Increase in Taxable Value Per Acre	Average SEV/acre of four surrounding properties	Average SEV/acre of four surrounding properties	Existing SEV/acre of adjacent parcels and development property	UNKNOWN	
				Proposed SEV/Acre of development property	UNKNOWN	
<b>9. Development Impact</b>	Housing Units per Acre	1 - 5 units	10% increase of block group housing units per acre	Number of units per acre of block group	0	
				Number of proposed residential units per acre	0	
<b>10. Pipe Maintenance</b>	Linear Feet of Pipe	Combined Pipe Length – 398,723 linear ft.	2% increase	Proposed linear feet of public pipe	0	
<b>11. Pipe Condition</b>	Percent of Deficient/Critical Pipes	High Risk Sanitary Pipe – 9,985 linear ft. Water Pipes < than 8 in. (diameter) – 88,207 linear ft.	Sanitary - Reduce 15% Water – Reduce 5%	Proposed linear feet of sanitary and water pipe replacement	0	
<b>12. System Capacity</b>	Net Change in REU	At capacity	0% change	Proposed capacity improvement	UNKNOWN	
				Expected ERU	UNKNOWN	
				Net ERU	UNKNOWN	
<b>13. School Impact</b>	Tax Generated by School District	\$ 2,333,461	5% increase	Proposed increase in taxable value	UNKNOWN	





<b>14. Public Safety</b>	Emergency Response Time	9 minutes	0% change	Travel time to fire station from development at 35 mph	1 MINUTE	
<b>15. Housing Mix</b>	Number of Multifamily Units	2,144 units	20% increase of total multifamily units	Number of multiple family units	0	
<b>16. Housing Affordability</b>	Median Unit Price	\$361,735/\$861	10% of units at median housing cost	Number of units and respective prices	0	
<b>17. Workforce Development</b>	Mixed-Use Percentage within DDA	72% commercial use within DDA	5% increase of commercial within DDA	Percentage of property nonresidential use	100%	
<b>18. Historic Preservation</b>	Compliance with Sight Lines within DDA	Existing skyline	0% change	Sight diagrams	UNKNOWN	
<b>19. Business Attraction</b>	Number of New Businesses within DDA District	432	5% increase within DDA	Number of tenant spaces within the DDA/outside the DDA	3	
<b>20. Parking Efficiency</b>	Public Parking Provided	1,314 paid parking spots	10% increase	Public parking provided	40	
				Event parking provided	0	
				Drop-off space provided	0	



Study 1	
East Deck Total Averages	
8am	203
12pm	144
4pm	151
Daily Average	166
Parking Capacity	235
% Parking Used	29%
Lot 14 Total Averages	
8am	45
12pm	41
4pm	45
Daily Average	48
Parking Capacity	51
% Parking Used	58%

Study 2	
East Deck Total Averages	
6pm	164
10pm	204
Daily Average	184
Parking Capacity	235
% Parking Used	78%
Lot 14 Total Averages	
6pm	18
10pm	61
Daily Average	39
Parking Capacity	101
% Parking Used	39%

Daily Parking Count

	Tuesday	Wednesday	Thursday	Friday	Monday	Tuesday	Wednesday	Thursday
<b>Time</b>	<b>Vacancies</b>							
<b>East Deck</b>	10/15/2024	10/16/2024	10/17/2024	10/18/2024	10/21/2024	10/22/2024	10/23/2024	10/24/2024
8am	159	199	201	212	217	216	217	206
12pm	129	150	147	142	157	155	123	124
4pm	137	143	147	160	157	159	140	133
Daily Average	141.7	164	165	171.333333	177	176.666667	160	154.333333
Parking Capacity	235	235	235	235	235	235	235	235
% Parking Used	39.70%	30.21%	29.79%	27.09%	24.68%	24.82%	31.91%	34.33%
<b>Lot 14</b>	10/15/2024	10/16/2024	10/17/2024	10/18/2024	10/21/2024	10/22/2024	10/23/2024	10/24/2024
8am	14	57	63	68	85	88	85	70
12pm	19	38	23	36	40	26	16	20
4pm	29	35	37	31	40	27	26	20
Daily Average	20.7	43.333333	41	45	55	47	42.333333	36.666667
Parking Capacity	101	101	101	101	101	101	101	101
% Parking Used	79.50%	57.10%	59.41%	55.45%	45.54%	53.47%	58.09%	63.70%

**DAILY AVAILABLE AVERAGE OVER 10 DAY STUDY**

East Deck	166	71%
Lot 14	43	43%

Friday	Monday
10/25/2024	10/28/2024
204	202
145	163
166	172
171.666667	179
235	235
26.95%	23.83%
10/25/2024	10/28/2024
82	68
19	29
31	63
44	53.3333333
101	101
56.44%	47.19%

East Deck Total Averages	
8am	203.3
12pm	143.5
4pm	151.4
Daily Average	166.07
Parking Capacity	235
% Parking Used	29%

Lot 14 Total Averages	
8am	68
12pm	26.6
4pm	33.9
Daily Average	42.84
Parking Capacity	101
% Parking Used	58%

Daily Parking Count

	Tuesday	Thursday	Saturday	Tuesday	Thursday	Saturday
<b>Time</b>	<b>Vacancies</b>					
<b>East Deck</b>	11/5/2024	11/7/2024	11/9/2024	11/12/2024	11/14/2024	11/16/2024
6pm	182	149	171	164	165	170
10pm	214	203	179	221	211	182
Daily Average	198.0	176.0	175.0	192.5	188.0	176.0
Parking Capacity	235	235	235	235	235	235
% Parking Used	84.26%	74.89%	74.47%	81.91%	80.00%	74.89%
<b>Lot 14</b>	11/5/2024	11/7/2024	11/9/2024	11/12/2024	11/14/2024	11/16/2024
6pm	43	4	0	29	22	4
10pm	80	59	51	69	78	10
Daily Average	61.5	31.5	25.5	49.0	50.0	7.0
Parking Capacity	101	101	101	101	101	101
% Parking Used	60.89%	31.19%	25.25%	48.51%	49.50%	6.93%

**DAILY AVAILABLE AVERAGE OVER TWO WEEK STUDY**

East Deck	184.1	78%
Lot 14	39.4	39%

Tuesday	Thursday
11/19/2024	11/21/2024
172	142
218	202
195.0	172.0
235	235
82.98%	73.19%
11/19/2024	11/21/2024
41	3
86	51
63.5	27.0
101	101
62.87%	26.73%

East Deck Total Averages	
6pm	164
10pm	204
Daily Average	184
Parking Capacity	235
% Parking Used	78%

Lot 14 Total Averages	
6pm	18
10pm	61
Daily Average	39
Parking Capacity	101
% Parking Used	39%



## City of Rochester

---

400 Sixth Street  
Rochester, MI 48307  
P: (248) 733-3700  
F: (248) 733-3170  
[www.rochestermi.org](http://www.rochestermi.org)

**To:** Planning Commission

**From:** Jeremy Peckens, Planning and Zoning Administrator

**Date:** 12/2/2024

**RE:** Resident Submitted Renderings

The following renderings have been submitted by a resident and not formally part of the projects application.

**Jeremy Peckens, MPA**  
Planning & Zoning Administrator



**Address:** 400 Sixth Street, Rochester, MI 48307  
**Office Phone:** (248) 733-3700 Ext. 356  
**Cell Phone:** (286) 961-1044  
**Email:** [jpeckens@rochestermi.org](mailto:jpeckens@rochestermi.org)  
**Website:** [www.rochestermi.org](http://www.rochestermi.org)



## 339 east street an Albert Kahn inspired building

Nik Banda... My ideas and art are always free.

Thank you and the Rochester MI Planning Commission for your time and kind words November 4th, 2024.

Building footprint is exactly sixty by forty feet. Thirty feet tall.

The originals were drawn in photoshop one inch equals one foot. It did take about thirty-five hours, but every hour was a lot of fun. Even at 69 I still enjoy a graphic design challenge.

The building elevations were loyal to the proposed floor plans, I did move the office balconies to the outside of the building, this is OK in towns like Birmingham MI ... the building does not abut a MDOT right-of-way. Three same design decorative wood or metal awnings over all entrance ways extend three feet into city right-of-way. This is also OK in towns like Birmingham MI. Did add a two door entryway to the office lobby to match the restaurant lobby and moved the door on the south side two feet to the east. Did add balconies to the south side to improve the look of the overall building.

All window panes are the same size entire building. All windows same size second and third floor and the center of window does open awning style. First floor windows open out in the restaurant, all are the same size. All window panes are the same size on all doors.

Brick or wood pilasters or piers divide the building facade evenly on all four sides. note: "Architects throughout history have used columns, piers, and other vertical supports to both offer structural support and aesthetic beauty to the buildings they create." Pilasters or piers seven on the east and west side five on the south and north side. Brick and wood is used as decorative elements throughout the entire first, second and third floor building facades.

It is not my intent to 'patina' look old this building when finished I would want the building to look brand new just like our grandparents or our great grandparents would have saw it.

### Rochester MI Master Plan page 78

Renovation and infill construction should include the following important architectural elements, many of which are already codified in the Non-Residential Standards for the CBD in the Zoning Ordinance:

- Inviting first floor storefronts with large display windows and recessed doors. **recessed doors no**
- Rhythm and detail of second floor windows that relate to the storefronts below. **yes**
- Traditional roof styles, usually flat with a raised parapet wall. **yes**
- Detail along the top of parapet walls. **yes**
- Authentic window frames and awnings. **yes**
- Be of high-quality materials that are compatible with those of historic buildings. **yes**
- Be an appropriate scale and mass to blend in with surrounding buildings. **yes**
- Have signage that is consistent in placement, style, and materials with the traditional existing signage. **yes**
- Have storefront windows that open the interior to the street, and tall, second floor windows that are evenly or rhythmically spaced and indicate upstairs activity. **yes**

## 339 east street an Albert Kahn inspired building

I strongly feel an Albert Kahn style building would be a wonderful addition to the Rochester MI CBD district and the town would fall in love with this late nineteenth early twentieth century architecture building.

My marketing advertising background tells me also ... I strongly feel this building would lease/sell out fast and turn a great profit for Paolo Longo ... more than a modern building.

Our young office renters and dinners are drawn to buildings that our grandparents or our great grandparents built more than a modern building. The renovated Book Tower Detroit or Grand Central Station are great examples!

Nik Banda... Always thanks for your time you are the very BEST!

Architecture is art, but unlike art that can be hung inside a gallery architecture is public art and can have either good or bad consequences affecting a cities character and charm.

Scot Beaton ...semiretired NYC Clio award winning advertising designer.

<https://www.linkedin.com/in/scot-beaton-474a7b51>

655 Bolinger St. Rochester Hills 48307

Political Experience former Rochester Hills City Council member 1988 to 1997 President, Rochester Hills City Council (2 Years)

note: <https://precisionbuildusa.com/graham-steel-replica-window/> makes windows and doors to todays building standards.



339 east street east facing façade



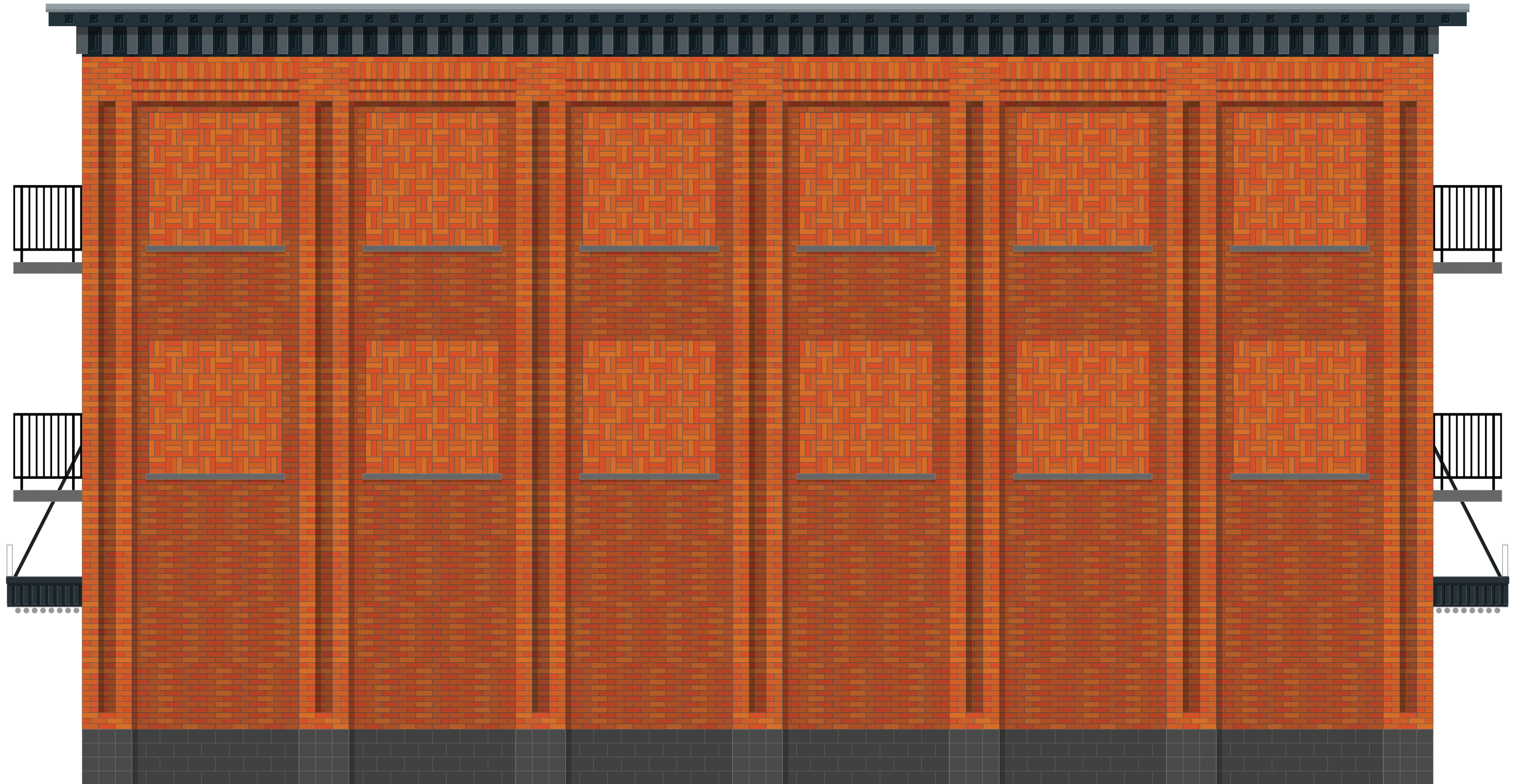
339 east street east facing façade



339 east street north facing façade



339 east street south facing façade



339 east street west facing façade



## City of Rochester

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**To:** Honorable Planning Commission

**From:** Jeremy Peckens, Planning and Zoning Administrator

**Date:** 11/26/2024

**RE:** Planning Commission Meeting Calendar

Below are the proposed meeting dates for the 2025 Planning Commission schedule. They will take place at 7:00pm on the first Monday of each month, with the exception of September due to the Labor Day holiday.

- Monday, January 6
- Monday, February 3
- Monday, March 3
- Monday, April 7
- Monday, May 5
- Monday, June 2
- Monday, July 7
- Monday, August 4
- Tuesday, September 2
- Monday, October 6
- Monday, November 3
- Monday, December 1

**Jeremy Peckens, MPA**  
Planning & Zoning Administrator



**Address:** 400 Sixth Street, Rochester, MI 48307  
**Office Phone:** (248) 733-3700 Ext. 356  
**Cell Phone:** (286) 961-1044



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Website: [www.rochestermi.org](http://www.rochestermi.org)